150.0	0004	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,000 / 889,000
					USE VALUE:	889,000 / 889,000
					ASSESSED:	889,000 / 889,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
290		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AGGOURAS NICHOLAS
Owner 2:	AGGOURAS BARBARA
Owner 3:	
Street 1:	1 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIS ALTON P JR & PAULINE -
Owner 2:	-
Street 1:	12 OLD MILL ROAD
Twn/City:	WEST OSSIPEE
St/Prov:	NH Cntry
Postal:	03890

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 2352 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7143.000	381,600		507,400	889,000
Total Card	0.164	381,600		507,400	889,000
Total Parcel	0.164	381,600		507,400	889,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.98 | /Parcel: 377.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99182

GIS Ref

GIS Ref

Insp Date 01/14/09

Parcel ID 150.0-0004-0007.A

!11757!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,600	0	7,143.	507,400	889,000		Year end	12/23/2021
2021	101	FV	368,200	0	7,143.	507,400	875,600		Year End Roll	12/10/2020
2020	101	FV	368,200	0	7,143.	507,400	875,600	875,600	Year End Roll	12/18/2019
2019	101	FV	282,400	0	7,143.	475,700	758,100	758,100	Year End Roll	1/3/2019
2018	101	FV	282,400	0	7,143.	393,300	675,700	675,700	Year End Roll	12/20/2017
2017	101	FV	282,400	0	7,143.	361,500	643,900	643,900	Year End Roll	1/3/2017
2016	101	FV	249,600	0	7,143.	329,800	579,400	579,400	Year End	1/4/2016
2015	101	FV	196,800	0	7,143.	323,500	520,300	520,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:03:24

LAST REV

Date	Time
09/06/16	15:32:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11757

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS ALTON P J	31826-145		9/15/2000		280,000	No	No		
	11617-473		12/17/1968			No	No		N

USER DEFINED

Prior Id # 1:	99182
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2015	516	Insulate	1,526					
4/7/2015	290	Addition	78,500					
7/16/2003	573	Redo Kit	13,500			G6	GR FY06	
9/15/2000	745	Alterati	16,500	O				REBUILD FAMILY ROO

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	Permit Insp	PC	PHIL C
1/14/2009	Measured	372	PATRIOT
7/6/2005	Permit Visit	BR	B Rossignol
1/6/2000	Inspected	256	PATRIOT
12/7/1999	Mailer Sent		
11/29/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7143		Sq. Ft.	Site		0	80.	0.89	9									507,433						507,400	

Total AC/HA:	0.16398	Total SF/SM:	7143	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	507,433	Spl Credit		Total:	507,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.09642851
Const Adj.:	0.99989998
Adj $ / SQ:	120.595
Other Features:	94325
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427786
Depreciation:	46201
Depreciated Total:	381585

COMMENTS

1 KENILWORTH RD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

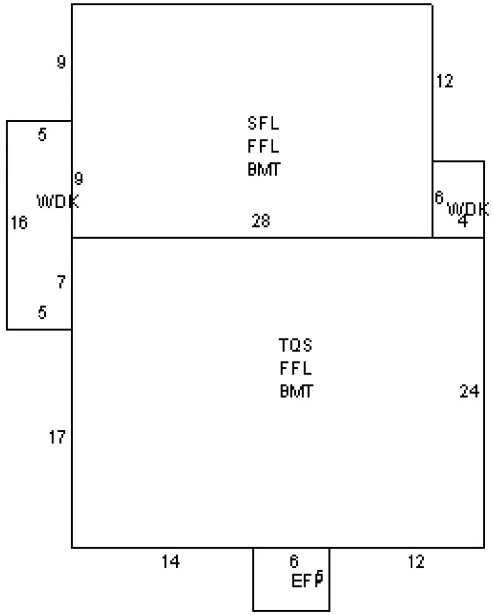
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.60
Special Features:	0	Val/Su Net:	101.54
Final Total:	381600	Val/Su SzAd	162.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	36.180	46,019
FFL	First Floor	1,272	120.600	153,397
TQS	3/4 Story	576	120.600	69,463
SFL	Second Floor	504	120.600	60,780
WDK	Deck	104	15.610	1,624
EFP	Enclos Porch	30	72.590	2,178
	Net Sketched Area:	3,758	Total:	333,461
Size Ad	2352	Gross Area	3950	FinArea 2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc